178.0	0010	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,110,700	/	1,110,700
USE VALUE:	1,110,700	/	1,110,700
ASSESSED:	1,110,700	/	1,110,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		VIRGINIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OLDHAM MICHAEL A & JESSICA L
Owner 2:	
Owner 3:	
Street 1:	3 VIRGINIA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DVORAK JOHN K -
Owner 2:	-
Street 1:	3 DEWEY ROAD
Twn/City:	LEXINGTON
St/Prov:	MA Cntry:
Postal:	02420

NARRATIVE DESCRIPTION

This parcel contains .192 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1949, having primarily Clapboard Exterior and 2699 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8345.000	641,000	500	469,200	1,110,700
Total Card	0.192	641,000	500	469,200	1,110,700
Total Parcel	0.192	641,000	500	469,200	1,110,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 411.56 /Parcel: 411.56

Legal Description

User Acct 121184

GIS Ref

GIS Ref

Insp Date 08/18/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 178.0-0010-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	641,000	500	8,345.	469,200	1,110,700		Year end	12/23/2021
2021	101	FV	606,400	500	8,345.	469,200	1,076,100		Year End Roll	12/10/2020
2020	101	FV	606,400	500	8,345.	469,200	1,076,100	1,076,100	Year End Roll	12/18/2019
2019	101	FV	479,400	500	8,345.	469,200	949,100	949,100	Year End Roll	1/3/2019
2018	101	FV	484,400	0	8,345.	395,500	879,900	879,900	Year End Roll	12/20/2017
2017	101	FV	484,400	0	8,345.	362,000	846,400	846,400	Year End Roll	1/3/2017
2016	101	FV	275,300	0	8,345.	308,400	583,700	583,700	Year End	1/4/2016
2015	101	FV	149,700	0	8,345.	268,100	417,800	417,800	Year End Roll	12/11/2014

!14046!

PRINT

Date	Time
12/30/21	18:14:25

LAST REV

Date	Time
07/06/21	10:05:53
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14046

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DVORAK JOHN K,	66672-311		1/14/2016		1,029,000	No	No		
MASSUCO MARY F/	64301-329		9/30/2014	Change>Sale	450,000	No	No		MARY MASSUCCO D.O.D. 7/25/2014 BK 64301 PG329
MASSUCCO EDWARD	63935-23		7/18/2014	Convenience		No	No		MARY MASSUCCO D.O.D. 7/25/2014 BK 64301 PG 32
	7599-411		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/2/2020	570	Add Att	26,000	O				
1/21/2016	81	Alterati	4,000		1/21/2016			gas fireplace inst
4/10/2015	313	Heat App	14,200		4/10/2015			Install 2 furnaces
12/9/2014	1674	Addition	165,000					Remove and replace

ACTIVITY INFORMATION

Date	Result	By	Name
8/18/2018	Inspected	BS	Barbara S
7/11/2018	MEAS&NOTICE	CC	Chris C
3/8/2017	SQ Returned	EMK	Ellen K
5/18/2015	Measured	PC	PHIL C
3/10/2009	Inspected	189	PATRIOT
11/12/2008	Measured	345	PATRIOT
3/2/2000	Inspected	276	PATRIOT
12/23/1999	Mailer Sent		
12/22/1999	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	121184
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8345		Sq. Ft.	Site		0	70.	0.80	7									469,248						469,200	

Total AC/HA:	0.19157	Total SF/SM:	8345	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	469,248	Spl Credit		Total:	469,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAUPE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1949	Eff Yr Blt:	2015
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.08988261
Const Adj.:	0.99989998
Adj $ / SQ:	141.671
Other Features:	111947
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	643588
Depreciation:	2574
Depreciated Total:	641014

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 9 | BRs: 4 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

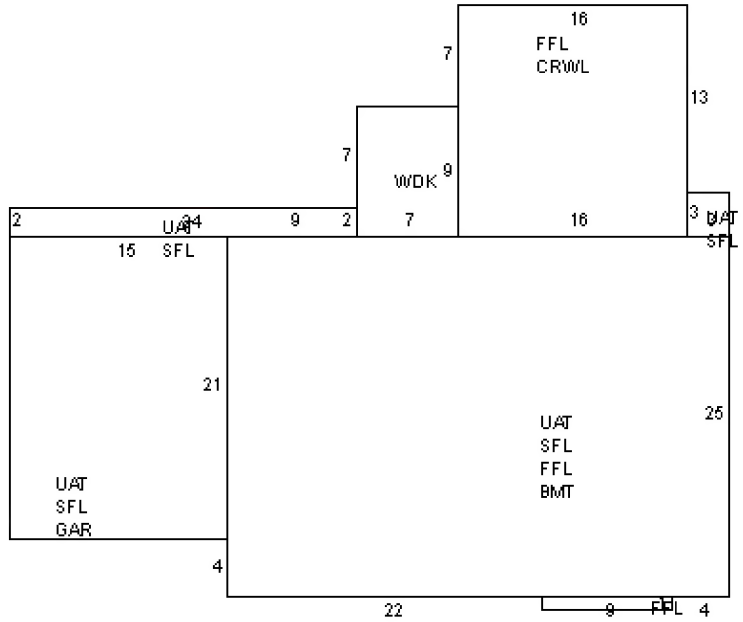
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	171.42
Special Features:	0	Val/Su Net:	152.33
Final Total:	641000	Val/Su SzAd	268.54

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,247	141.670	176,663
FFL	First Floor	1,140	141.670	161,504
BMT	Basement	875	42.500	37,189
GAR	Garage	315	22.930	7,224
UAT	Upper Attic	312	99.170	30,916
CRWL	Crawl Space	256	21.250	5,440
WDK	Deck	63	16.000	1,008
	Net Sketched Area:	4,208	Total:	419,944
Size Ad	2387	Gross Area	5143	FinArea 2699

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X12	A	AV	2015	6.00	T	5	101			500			500

More: N | Total Yard Items: 500 | Total Special Featues: | Total: 500

PARCEL ID

178.0-0010-0001.0

IMAGE

AssessPro Patriot Properties, Inc